

for sale

offers in excess of

£270,000



Burge Meadow Cotford St. Luke Taunton TA4 1QN

This EXTREMELY WELL APPOINTED neutrally decorated and larger than average three bedroom FAMILY HOME commands an enviable position in the DESIREABLE VILLAGE of Cotford St Luke. An early viewing is recommended.



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Front Door

Leading to...

Entrance Hall

Stairs rise to the first floor.

Cloakroom

Suite comprising low-level WC and wash hand basin. Obscure double glazed front aspect window.

Lounge

Double glazed windows and double doors to rear opening into

the...

Conservatory

A superb addition to the property this pitched roof, double glazed construction with brick base has double doors opening into the garden.

Dining Room

Double glazed front aspect bay window. Understairs cupboard.

Kitchen

Double glazed rear aspect window and door opening into the garden. The kitchen itself comprises a range of wall and base-



mounted units with rolltop work surfaces. Integrated electric oven with gas hob. Recess and plumbing for an automatic washing machine and dishwasher. The boiler is neatly housed inside one of the wall units.

First Floor Landing

An impressive double glazed feature arched window with front aspect. Over stairs cupboard.

Bedroom One

Double glazed rear aspect window. Recessed wardrobe.

En suite

Suite comprising low-level WC, pedestal wash hand basin, shower cubicle with integral shower. Obscure double glazed rear aspect window. Inset lighting.

Bedroom Two

Double glazed rear aspect window. Recessed double wardrobe.

Bedroom Three

Double glazed front aspect window. Recessed double wardrobe.

Bathroom

Suite comprising low-level WC, wash hand basin and bath. Extractor fan, Obscure double glazed front aspect window. Inset lighting.

Garden

A well-enclosed rear garden laid primarily to stone chippings. Rear pedestrian access.

Garage

Located in the adjoining coach house with up-and-over door.

Parking

An allocated parking space in front of the garage for one car.





Ground Floor



First Floor

Total floor area 98.8 m² (1,064 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: TTN313400 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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